

GOOD PEOPLE VENTURES LLC
1502 FIRST AVENUE
FERNANDINA BEACH, FL 32034

00-00-30-0411-0008-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 80
12CEDAR 2003GABLE/HIP 100
03COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 100
3 1002 10002WOOD FRAME 100
1. 1. 1000 10000NONE 10006Quality Level 060100SINGLE FAMILYMAP NUMMKT AREA02NEIGHBORHOOD/LOC2008.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,4361001,436189,355FGR4405524231,911FOP3230101,319TOTALS1,9081,688222,585EXTRA FEATURES1404 SOUTH PIKE LN, FERNANDINA BEACHL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES10810CONCRETE A0000816.00SF6.506.50100198919893573,02320810CONCRETE A0000260.00SF6.506.5010019901990359.51,00630858SCULP CONC0000260.00SF13.0013.00100199619963913,07640940SHEDS/PORT001010100.00SF30.0030.0010019901990320600LAND DESCRIPTIONTOTAL OB/XF7,705LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CSFR0RG-10.000.001.00LT1.001.001.00150,000.00150,000.00150,000REVIEW DATE01/31/2024BYKBA

MARKET ADJUSTMENTS

TOTALS1,9081,688222,585

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 8Tax Dist:BUILDING MARKET VALUE222,585TOTAL MARKET OB/XF VALUE7,705TOTAL LAND VALUE - MARKET150,000TOTAL MARKET VALUE380,290SOH/AGL Deduction53,038ASSESSED VALUE327,252TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE327,252TOTAL JUST VALUE380,290NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE335,123SALES DATAOFF RECORD NumberDATETYPE INSTQU / V I RSN CD SALE PRICE2715/13135/31/2024WDUII11100GRANTOR: BOURQUIN GEORGE THOMAGRANTEE: GOOD PEOPLE VENTURE2715/12235/31/2024WDQII02460,000GRANTOR: DAVIS JOSHUA P L/EGRANTEE: BOURQUIN GEORGE THOBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W38 S29 FGR=[YR=1993] S22 E20 N5 FOP=[YR=1993] E8 N4 W8 S4 \$ N17 W20 \$ E20 S13 E8 S10 E10 N52\$.LAND DESCRIPTIONTOTAL OB/XF7,705LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CSFR0RG-10.000.001.00LT1.001.001.00150,000.00150,000.00150,000REVIEW DATE01/31/2024BYKBA

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